

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 2, 2006

ITEM No. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>102-DR-2005</b> <b>El Paseo-Retail Center</b>		
LOCATION	North East Corner of N. 68 <sup>th</sup> Street and E. Camelback Road		
REQUEST	Request approval for a site plan and elevations for a new neighborhood retail center.		
OWNER	Bullington Trust	ENGINEER	CMX Group Inc. 602-567-1900
ARCHITECT/ DESIGNER	Larry Ellermann Ellermann, Schick & Bruno 602-266-6202	APPLICANT/ COORDINATOR	Larry Ellerman Ellermann, Schick & Bruno 602-266-6202
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay Planned Block Development (D/RCO-2/DO PBD). The D/RCO-2/DO PBD zone allows for a variety of uses, including commercial retail, office, and restaurant uses. The Downtown zoning is generally the most intense zoning district in the City.</p> <p><b>Context.</b></p> <p>The site is located at the northeast corner of N. 68<sup>th</sup> Street and E. Camelback Road. It was originally part of a horse ranch owned by the applicant's family and has been subdivided slowly over time. This is the last undeveloped parcel at the location.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Fashion Square Mall in the Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay Planned Block Development (D/RCO-2/DO PBD) zone.</li><li>• South: Multi-Family residential housing in the Service Residential (S-R) zone.</li><li>• East: An office building in the Commercial Office / Downtown Overlay (C-O/DO) zone and a motel in the Multi-Family Residential / Downtown Overlay (R-5/DO) zone.</li><li>• West: An existing office building and bank in the Commercial Office (C-O) zone.</li></ul> <p><b>Applicant's Request.</b></p> <p>The applicant is requesting approval of a site plan and elevations for a new neighborhood retail shopping center.</p>		
APPLICANT'S PROPOSAL			

**Development Information:**

- Existing Use: Vacant
- Proposed Use: Retail and/or restaurant
- Parcel Size: 2.05 Acres
- Building Sizes: Shops “A” – 7,077 Square Feet  
Shops “B” – 13,023 Square Feet  
Total Square Footage – 20,100
- Building Height Allowed: 50 Feet
- Building Height Proposed: 28 Feet
- Parking Required: 81 Spaces
- Parking Provided: 93 Spaces
- Open Space Required: None
- FAR Max: 0.9
- FAR Proposed 0.22

**DISCUSSION**

In the fall of 2005, the subject property was rezoned from its previous designation as R-5 to the current Downtown PBD designation. This rezoning was requested, and approved, in anticipation of the proposed development. At the time of the rezoning, the applicant provided a proposed development plan which included the currently proposed site plan. The City Council approved the rezoning application and stipulated that the site plan contained in this packet be in substantial compliance with the one approved during the rezoning.

**Access**

The site will be accessed by vehicles at two locations, along E. Camelback Road on the eastern edge of the site, and on N. 68<sup>th</sup> Street at the northern edge of the site. There will be pedestrian access to the site at two locations from E. Camelback Road, and one location from N. 68<sup>th</sup> Street. On E. Camelback Road, pedestrians will be able to walk into the Shops A building at the corner of N. 68<sup>th</sup> Street and E. Camelback Road, and along the eastern edge of the Shops A building fronting Camelback Road. They will also be able to access both Shops A and Shops B from the vehicular entrance on N. 68<sup>th</sup> Street.

**Site Plan**

The site plan orients the Shops A building toward N. 68<sup>th</sup> Street, with a small projection along E. Camelback Road to allow some amount of street presence. The main bulk of the view corridor along E. Camelback Road, however, will be the parking lot with the Shops B structure located to the rear of the site. All access to the various retail shops will be internal to the site plan. There will not be access to the various retail shops from N. 68<sup>th</sup> Street.

The applicant is proposing many decorative treatments for the hardscape in and around the site. The project is proposed to have both grey and accent colored concrete (Davis Cobblestone), as well as brick pavers to help break up the appearance of the sidewalks.

**Landscape**

The applicant is proposing significant landscaped areas throughout the 2 acre site. Along Camelback Road, there will be 36-inch box Palo Brea trees, lining a sidewalk that is located back from the curbface to create a more pedestrian friendly environment. These trees will be accented with shrubs and groundcover between the sidewalk and the curbface. There will be another landscape buffer between the sidewalk and the parking lot in this location, as well as a three-foot tall screen wall to help provide a visual buffer to the parking lot including matching 36-inch Palo Brea trees. Along N. 68<sup>th</sup> Street, while there is a smaller setback distance from the curbface, a similar treatment will be placed which will match the E. Camelback Road frontage. Interior to the site, 36-inch box Evergreen Elms will be placed in the landscape islands, with associated groundcover and shrubs, and the northerly edge of the Shops B building (Adjacent to the Dillard's parking lot) will be screened with a range of shrubs and 24-inch box Willow Acacia trees. The eastern edge of the site will be planted with the Acacia Willow trees to help buffer the adjacent uses and provide additional open space.

**Architecture/Building Materials**

The project, as a whole, will be an upscale neighborhood shopping center, composed in a traditional layout, utilizing primarily natural materials. The Shops A building is proposed to be constructed of a mix of CMU block (sandblasted grey & plum finish), stucco (Dunn Edwards Pigeon Gray), steel siding (Medium Bronze), sandstone veneer, EIFS coping, and a steel metal canopy projecting over the pedestrian walkway. There are several architectural projections on the Shops A building to articulate the horizontal movement and project a slightly larger presence toward E. Camelback Road. This projection allows for the articulation to a slightly narrower building moving north away from E. Camelback Road and into the site. There are vertical projections as well, with the metal overhang being the most pronounced and projecting to a maximum height of 26 feet. One of the concerns staff had was that the structure not "turn its back" to N. 68<sup>th</sup> Street, and the applicant has addressed this concern by differentiating the building skin materials, providing landscaping, and providing metal overhang projections toward the sidewalk.

The Shops B building, while continuing many of the architectural themes of the project, has a larger canopy fronting the structure, and is central to the south facing elevation (Visible from E. Camelback Road).

The applicant is proposing an aluminum/metal storefront with glass at the front of the structure. The Downtown Design guidelines discourage this type of treatment. As such, staff has added a stipulation that the storefronts themselves must have a low wainscot treatment. The applicant would like to deviate from this requirement, and will address their concerns at the Board meeting.

**City Council Items for Consideration**

At the time of the rezoning (10-ZN-2005), the City Council specifically directed the Development Review Board to consider the following aspects of the application:

1. Determination of compliance with substance and intent of the Downtown Plan: Urban Design and Architectural Guidelines;
2. Architectural design of buildings, walls, and structures, including material, color, finish, proportions, and massing;
3. Architectural compatibility with area developments;
4. Site design, including building locations, development intensity, auto circulation, parking; pedestrian circulation; pedestrian amenities, character; site amenities, and grading;
5. Site design compatibility with area development;
6. Landscape design, including species and material selection, mix, density, and location; the integration of hardscape and plantings with solar orientation of buildings, shading of pedestrian circulation, pedestrian amenity areas, vehicle shading, and context;
7. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
8. Plaza design given the gateway function of this site location
9. Signage by separate application.

**Staff Analysis:**

Staff has analyzed the bulk of these items in the above analysis, re: Items numbers one through seven. These items have been found to be compliant with the Downtown Design Guidelines and the proposed development has been found to be compatible with the surrounding environment. In general, the proposed development and site plan conform to the proposed development program shown to the City Council at the time of the adoption of the Planned Block Development (PBD).

The plaza design for the corner of N. 68<sup>th</sup> Street and E. Camelback Roads has been analyzed. The predominant issue at this corner is the nature of the entry statement into the Downtown area, the provision of public art, and the pedestrian connection points into this site. The plaza design is currently proposed to have a raised planter area, possibly a large horse statue to represent the former use of the site (Still being reviewed by the Cultural Council) and matching benches to provide the ability to rest adjacent to the artwork.

The applicant has proposed a pedestrian access point into the project along the eastern edge of the Shops A building. Also proposed is a pedestrian connection along the western edge of the Shops A building as one travels north/south on N. 68<sup>th</sup> Street. Connecting these two pedestrian routes will be the plaza feature. Staff finds that the architectural niche and cutout at the southwest corner of the site, in conjunction with the future public art component and the proposed pedestrian connections & architectural projections of the Shops A building, achieves the overall City goal of providing an entry statement to the Downtown area.

The applicant will be applying for sign permits through a separate application, but has provided (as stipulated in the zoning case) proposed locations for the signage at the site, including low monument signs at the entrances to the center. These signs will be in compliance with the sign ordinance.

**Public Art**

The applicant was required through the rezoning approval to provide 1% of the total building valuation toward public art for this project. The current application calls for the plaza design to include a raised planter with a piece of public art, with benches and landscape around the planter. The Development Review Board is tasked in the Zoning Ordinance with identifying and recommending on the location of the art, but not the “quality” of the art or the “type” of art proposed.

One of the City Council’s concerns regarded the relationship of this project as an entry location to the Downtown area. Following this logic, the City Council required that a plaza entry feature be required as a portion of the project. The current art plan encompasses that thought process and incorporates the location of the public art at the corner of N. 68<sup>th</sup> Street and E. Camelback Roads. The final approval of the public art and its compliance with the zoning ordinance shall be made at a future date.

**OTHER BOARDS AND  
COMMISSIONS**

None. The action of the Development Review Board is final in this matter unless a timely appeal is filed with the City Clerk of the City of Scottsdale. The Planning Commission and City Council reviewed the proposed site plan as a portion of the rezoning request to the Downtown zoning designation. As a function of that request, and this Development Review Board request, the applicant approached the public with the proposed site plan and design. Staff has not received any comments, either in favor or against, the proposed project.

**STAFF  
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)      Mac Cummins, AICP  
Principal Planner  
Phone: 480-312-7059  
E-mail: mcummins@ScottsdaleAZ.gov

APPROVED BY

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Mac Cummins, AICP  
Report Author

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Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Letter from Scottsdale Public Art: Proposed Public Art
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

# **DRB PROJECT NARRATIVE**

## **658-PA-2004**

This is an application for site plan and design approval for the neighborhood retail center at the northeast corner of 68<sup>th</sup> Street and Camelback Road, which recently received zoning approval in Case No. 10-ZN-2005. The proposed use, site plan and building design are in conformance with the General Plan and the zoning approval. The center is intended to provide neighborhood retail services to surrounding Downtown and Arcadia neighborhoods.

Both the site layout and architectural design are responsive to the Downtown Plan Urban design and Architectural Guidelines. The corner plaza and its dramatic urban building design create a gateway entry into the Downtown District. The 7,077 S.F. "Shops A" building presents a significant urban architectural statement at this important corner. Locating the building along Camelback and 68<sup>th</sup> Street provides a strong streetfront presence and screens the center's relatively small parking areas. Parking is further buffered by screen walls and landscaping. The second 13,023 S.F. "Shops B" building is located along the north property line adjacent to Scottsdale Fashion Square.

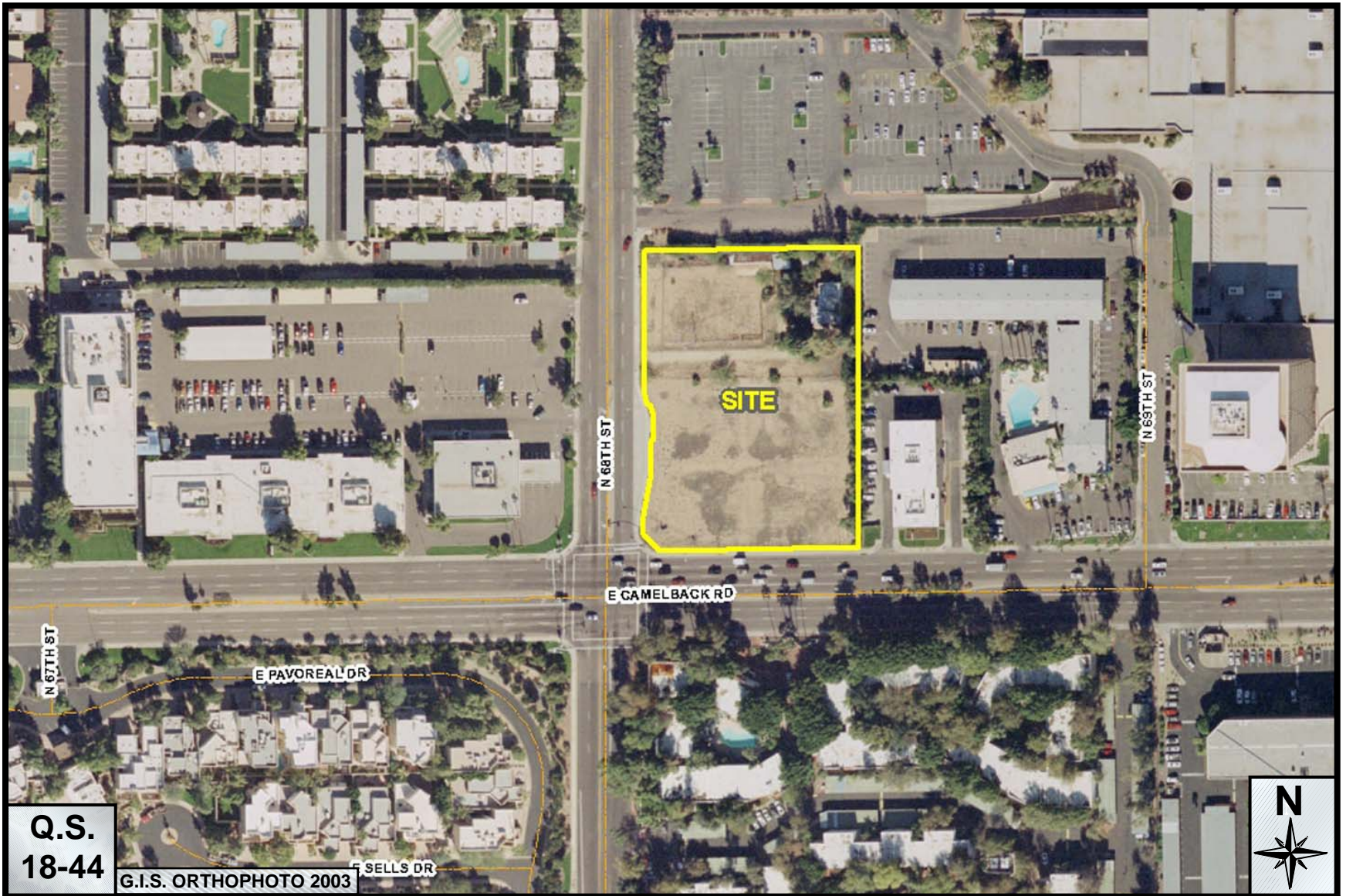
The center's wider than usual canopy treatment is intended to create internal covered walkways and plaza-like areas as pedestrian enhancement features. The generous shop-front canopies evoke a courtyard ambiance, as is encouraged in Downtown, and contribute to the pedestrian friendliness of the project. The entire site is connected to both Camelback and 68<sup>th</sup> Street with pedestrian walkways, and the shaded linear-plaza pedestrian areas created by the wide canopies as well as the pedestrian-oriented amenities between buildings and the curb will encourage people to meander, shop, relax and simply gather at their neighborhood center.

Consistent with Downtown Guidelines, the pedestrian character of Downtown is strengthened by these pedestrian circulation features and amenities. The proposed landscaping, benches, planters and other street furniture, decorative paving and ornamental lighting reinforce Downtown's people-oriented goals. The Downtown Guidelines also provide that new buildings must coexist with their neighbors and demonstrate consideration of the contextual influence of neighboring properties. This corner is at the edge of Downtown and the only corner within the Downtown District. For this reason, the site configuration and lower scale of the project is appropriate given the non-Downtown scale of adjacent residential and office uses to the west and south.

Direct and simple circulation in keeping with Downtown Guidelines is provided by a rights in-and-out only driveway on Camelback Road and a full access driveway north of median on 68<sup>th</sup> Street. The site plan features an internal pedestrian connection to Scottsdale Fashion Square in addition to broad pedestrian circulation elements along both street and shop frontages.

The architectural design is best described as "contemporary southwest" and uses variations in scale, colors, and materials to emphasize varied façade elements and the horizontal lines of the buildings. Steel canopies are used to provide shade along the pedestrian walkways. Steel, stone and concrete block are featured materials. The "contemporary southwest" urban design of the center complements Scottsdale Fashion Square and strengthens the integration of this corner parcel into the urban fabric of the Downtown District.





El Paseo-Retail Center

**102-DR-2005**

ATTACHMENT #2

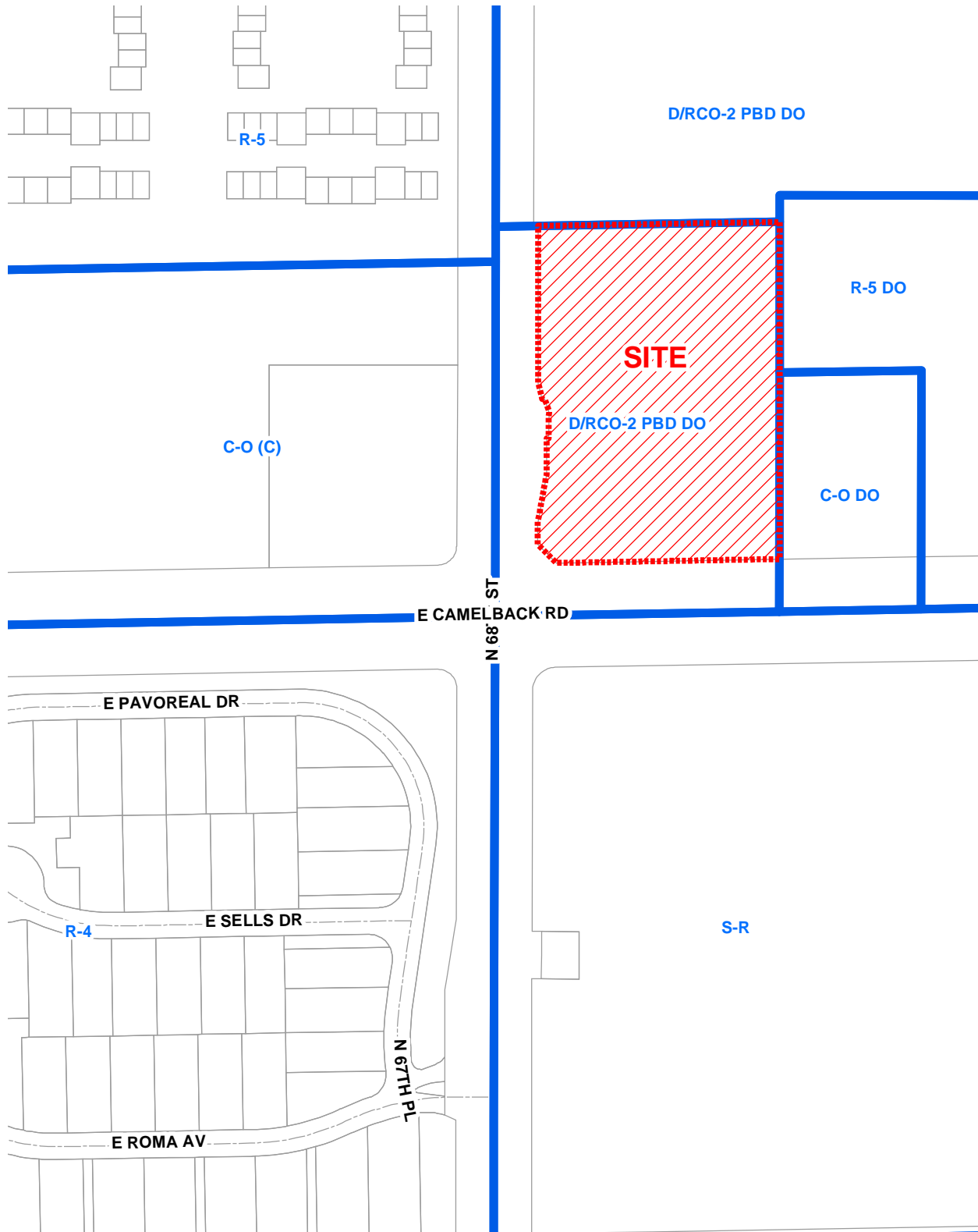




El Paseo-Retail Center

**102-DR-2005**

ATTACHMENT #2A



102-DR-2005

ATTACHMENT #3

I

## PROJECT DATA

ZONING	D/RCO-2P80
ADDRESS	6800 E. CAMELBACK ROAD
PROJECT NAME	EL PASO AT 6800 CAMELBACK ROAD
PROPOSED USE	NEIGHBORHOOD RETAIL
NET SITE AREA	2.05 ACRES (88,659 SF)
BUILDING AREA	
SHOPS A	7,077 SF
SHOPS B	13,023 SF
TOTAL BUILDING AREA	20,100 SF
LOT BUILDING COVERAGE	22.4%
TOTAL PARKING REQUIRED (net: 1/250 SF)	81 SPACES
TOTAL PARKING PROVIDED	93
ACCESSIBLE SPACES REQUIRED	4
ACCESSIBLE SPACES PROVIDED	4

## LEGAL DESCRIPTION

LOTS SEVEN AND EIGHT, ARIZONA VISTA UNIT NO. 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 27 OF MAPS, PAGE 28 THEREON, EXCEPT THE EAST 500 FEET AND THE NORTH 250 FEET OF LOT SEVEN AND EXCEPT THE EAST 250 FEET OF SAID LOT EIGHT, AND EXCEPT THE STREET DEDICATION SHOWN ON THE FOLLOWING MARICOPA COUNTY RECORDS:

DOCKET 1198A, PAGE 877,  
DOCKET 1077A, PAGE 841  
DOCKET 1242, PAGE 48

WITH THE EXCEPTION OF THE FOLLOWING:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 2500 FEET OF SAID LOT 7, SAID POINT BEING 40.00 FEET EASTERLY FROM THE NORTH-SOUTH MID-SECTION LINE OF SECTION 25, T2N., R4E., MARICOPA COUNTY, ARIZONA, THENCE NORTHEASTLY ALONG THE SAID NORTH LINE 100.17 FEET TO A POINT WHICH LIES 36.00 FEET WEST OF THE EAST LINE OF SAID LOT 7 & 8, THE TRUE POINT OF BEGINNING.

THENCE SOUTH PARALLEL TO THE FORESAD MID-SECTION LINE, A DISTANCE OF 130.00 FEET, THEN SOUTHWESTLY, A DISTANCE OF 34.00 FEET, THENCE NORTHEASTLY, A DISTANCE OF 140.00 FEET TO A POINT OF THE FORESAD SOUTH LINE OF THE NORTH 2500 FEET OF LOT 7, THENCE NORTHEASTLY, A DISTANCE OF 100.17 FEET TO THE TRUE POINT OF BEGINNING.

SOUTHERN WITH A 16 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR HIGHWAYS AND CROSS FROM THE WEST LINE OF THE FORESAD DESCRIBED PROPERTY TO THE EAST 1/4th LINE OF SEVEN STREET, THE SOUTH LINE BEING A PROLONGATION OF THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY.

TOTAL AREA INCLUDING OVERLAP 90.00 FT. OR 2.05 ACRES, MORE OR LESS.

## PROJECT DIRECTORY

### OWNER

BULLINGTON FAMILY TRUST

### ATTORNEY

EARL CURLEY & LAGARDE  
1101 N. CENTRAL AVENUE  
SUITE 1000  
PHOENIX, ARIZONA 85012  
ATTN: LYNN LAGARDE  
PH: 602.265.0094  
FX: 602.265.2195

### ARCHITECT

ELLERMANN, SCHICK & BRUNO  
1555 EAST ORANGEWOOD AVENUE  
PHOENIX, ARIZONA 85028  
ATTN: LARRY ELLERMANN  
PH: 602.265.6200  
FX: 602.265.4272

### CIVIL ENGINEER

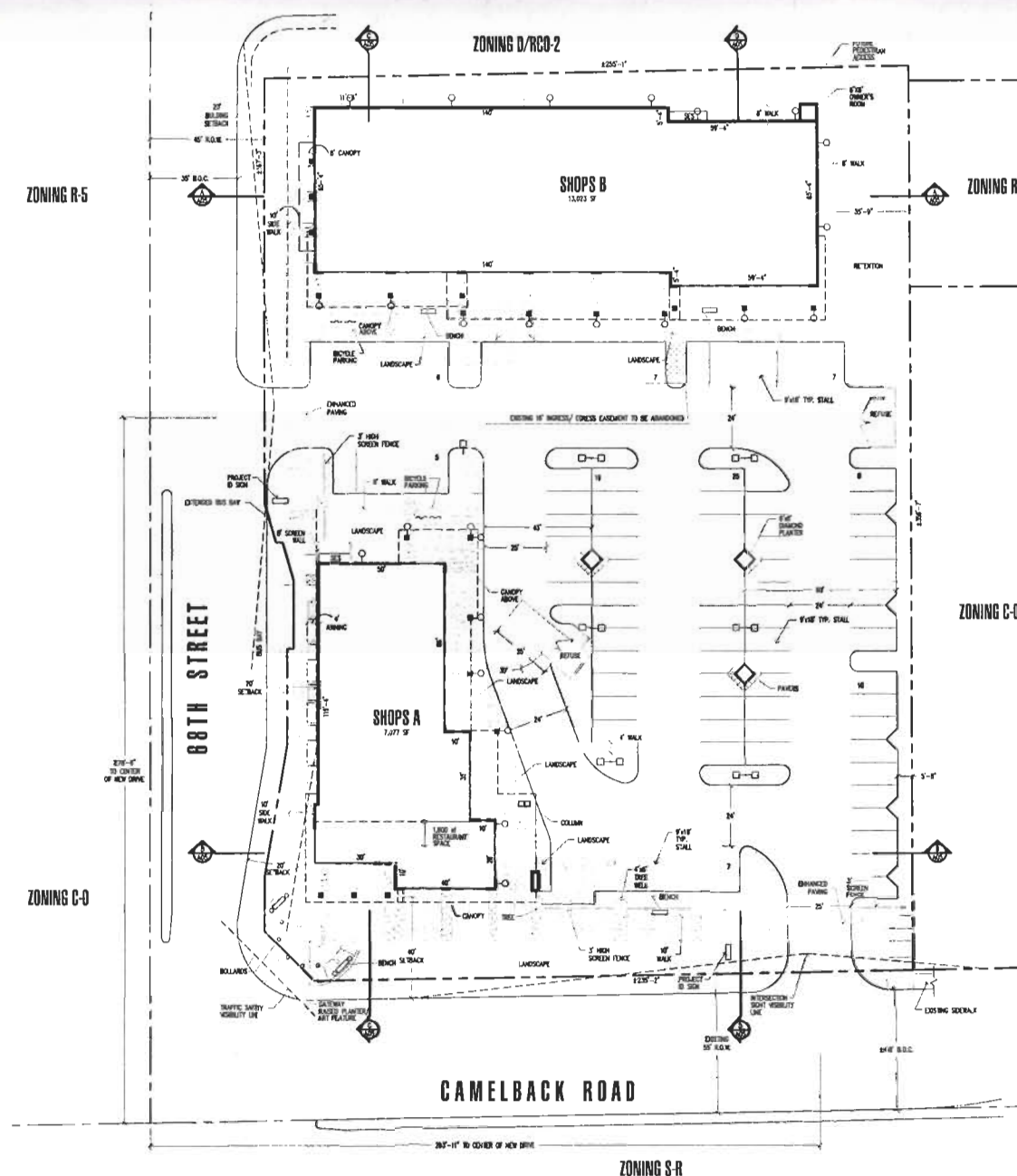
CMX GROUP, INC.  
7740 N. 16TH STREET, SUITE 100  
PHOENIX, ARIZONA 85028  
ATTN: MR. GEORGE C. SCHWABSTADT, III  
PH: 602.567.1900  
FX: 602.567.1901

### LANDSCAPE ARCHITECT

LASKIN & ASSOCIATES, INC.  
5112 AL 40TH STREET, SUITE 200  
PHOENIX, ARIZONA 85018  
ATTN: MR. HARRY LASKIN  
PH: 602.940.7771  
FX: 602.940.8021

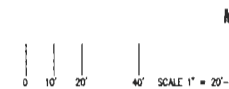
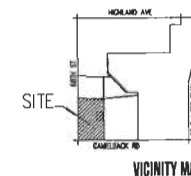
ZONING R-5

ZONING C-0



# A.02

The Bullington Family Trust  
**NEC 68th street**  
**Camelback Rd.**  
Scottsdale, Arizona



### SITE PLAN

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product #: 26030

15 NOVEMBER 2005

REVISED 05 JANUARY 2006

**ELLERMANN,  
SCHICK &  
BRUNO**  
ARCHITECTURE PLANNING  
1555 EAST ORANGEWOOD AVENUE  
PHOENIX, ARIZONA 85028

PROJECT# 858-PA-2004

**102-DR-2005**  
**REV: 01/05/2006**



# L.01

The Bullington Family Trust  
**NEC 68th Street**  
**Camelback Rd.**  
 Scottsdale, Arizona

ZONING R-5

ZONING C-0

68th STREET

CAMELBACK ROAD

## CONCEPTUAL LANDSCAPE PLAN

### Conceptual Landscape Notes

The entire site will be maintained in accordance with City of Scottsdale Standards.

50% of all trees will be 24" DBH or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

Decomposed granite, 2" minimum thickness (submit sample to Landscape Architect for approval).

Place in all non-river rock and non-river landscape areas. (color to match existing).

All earthwork will be done so that all water drains away from sidewalks, structures and will not impact natural drainage assessments.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 2'.

All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.

### Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.

2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, minimum 4" DBH. At no additional cost to owner. Plants that die shall be replaced with like type, height and size. All shrubs and groundcover shall be replaced with 5 gallon plants.

3. Landscape areas disturbed by new construction shall be replaced with soil in full areas and new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.

4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to: hand watering, temporary above ground irrigation, existing system, etc.

5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, valves, lateral heads and etc. shall be repaired and replaced to maintain continuous water.

6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100% coverage.

7. All existing trees to remain, shall be selectively pruned per Landscape Architects direction.

8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30'.

9. All trees shall be fitted to clear height of 7'.

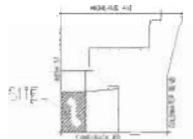
### LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.S.N. - UNLESS OTHERWISE NOTED)

TREES	botanical name	cal.	size	qty.
4	Acacia salicina Willow Acacia	15'	Standard 24" box	05
5	Ulmus parviflorus Evergreen Elm	2.5' +	Standard 24" box U.S.N.	16
4	Parkinsonia praecox Palo Verde	8.5'	multi 24" box	22

### SHRUBS/ ACCENTS

	botanical name	size
1	Cassia mexicana Mexican Bird of Paradise	24" box multi
2	Dasylirion wheeleri Desert Spoon	5 gallon
3	Cassia phytodes Silver Cassia	5 gallon
4	Dasylirion longissimum Mexican Grass Tree	5 gallon
5	Hesperaloe parviflora Red Yucca	5 gallon
6	Tecoma stans "Orange Jubilee"	5 gallon
7	Yucca aloifolia Spanish bayonet	24" box multi
8	Leucophyllum langmaniae Rio Bravo Sage	5 gallon
9	Agave Weberi Weber's Agave (requires L.A. Approval)	15 gallon
10	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gallon
11	Eremophila 'valentine' "Valentine" Eremophila	5 gallon
12	Yucca rostrata Beaked Yucca	24" box
13	Calliandra eriophylla Pink Fairy Duster	5 gallon
14	Leucophyllum frutescens Green Cloud Sage	5 gallon
15	Cassia gillessii Yellow Bird of Paradise	5 gallon
16	Ruellia penninsularis Ruellia	5 gallon
17	Agave gemmiflora Twin-Flowered Agave	5 gallon
18	Convolvulus crinitus Bush Morning Glory	1 gal.
19	Lantana montevidensis New Gold & Purple Trailing Lantana	1 gal. 50/20 Mix
20	Cercus peruvianus - Twisted Twisted Cercus	24" box
21	Echinocactus grusoni Golden Barrel Cactus	12" dia
22	Decomposed Granite - 1/2" select Madison Gold 2" min thickness in all landscape areas.	



VICINITY MAP

### LANDSCAPE SITE PLAN

copyright 2004

project #: 0504

15 NOVEMBER 2004

REVISED BY JANUARY 2004

**ELLERMANN,  
SCHICK &  
BEHLUND**  
ARCHITECTURE PLANNING

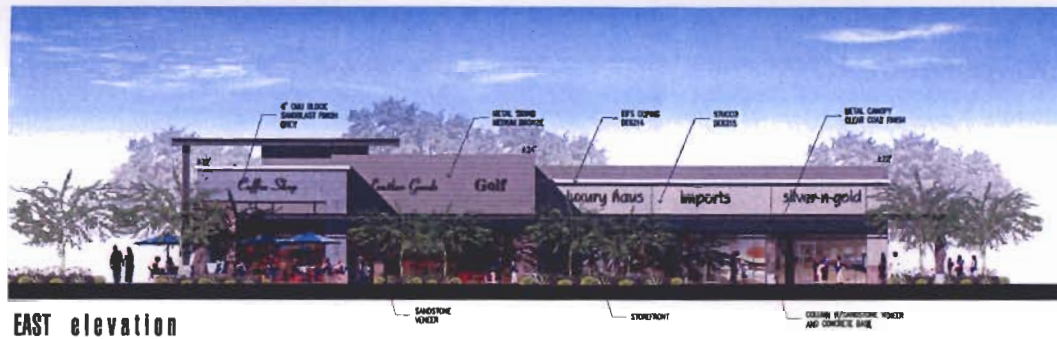
1001 N. GREENWAY AVE. PHOENIX, ARIZONA  
602.955.1000 FAX 602.955.1001

PROJECT# 0504-PA-2004

**102-DR-2005**  
**REV: 01/05/2006**

# A.03

The Bullington Family Trust  
**NEC 68th street**  
**Camelback Rd.**  
 Scottsdale, Arizona



EAST elevation



SOUTH elevation



NORTH elevation



WEST elevation

SHOP 1



keymap

building A - ELEVATIONS

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Project #: 24020

15 NOVEMBER 2005

REVISED 15 JANUARY 2006

**ELLERMANN,  
 SCHICK &  
 BRUNO**  
 ARCHITECTURE PLANNING  
1001 N. GAVIN AVENUE, SUITE 100, SCOTTSDALE, AZ 85257

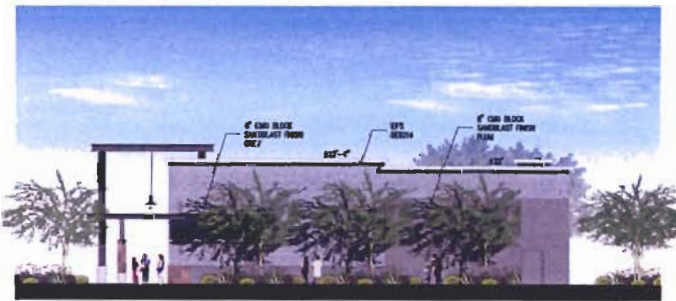
**102-DR-2005**  
 REV: 01/05/2006



The Bullington Family Trust  
**NEC 68th street**  
**Camelback Rd.**  
 Scottsdale, Arizona



**SOUTH elevation**



**EAST elevation**



**WEST elevation**



**NORTH elevation**

building B

DRY A

keymap

**building B - ELEVATIONS**

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project #: 24830

16 NOVEMBER 2005

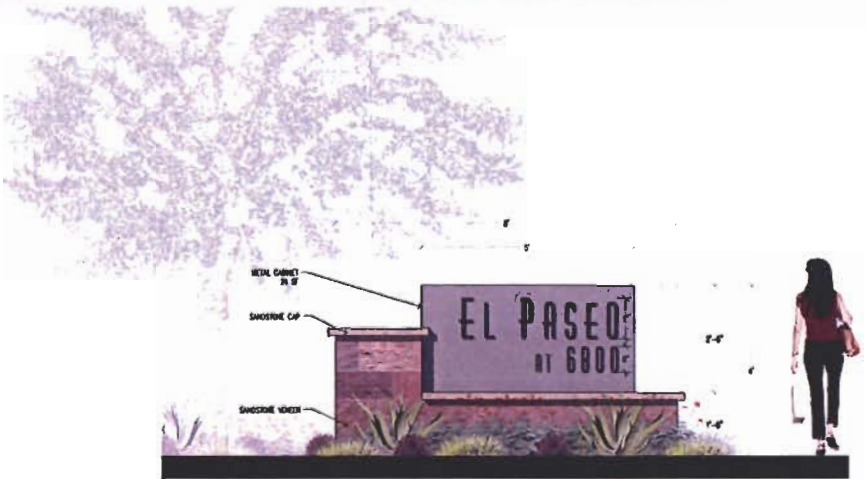
17 FEBRUARY 2006

**ELLERMANN,  
 SCHICK &  
 BRUNO**  
 ARCHITECTURE PLANNING  
 102-DR-2005

**102-DR-2005**  
 REV: 01/05/2006

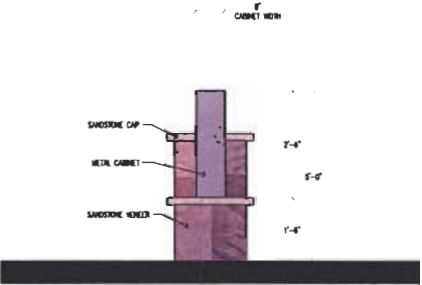


The Bullington Family Trust  
**NEC 68th street**  
**Camelback Rd.**  
 Scottsdale, Arizona



**FRONT ELEVATION**  
 SCALE: 3/4" = 1'-0"

MONUMENT SIGN



**SIDE ELEVATION**  
 SCALE: 3/4" = 1'-0"

**SITE PLAN**  
 SCALE: 1" = 80'-0"

**MONUMENT SIGN PLAN**  
 © copyright 2005  
 project #: 24030  
 16 NOVEMBER 2005

**ELLERMANN,  
 SCHICK &  
 BRUNO**  
 ARCHITECTURE PLANNING  
WE ARE A PROFESSIONAL SERVICE FIRM  
 AND WE ARE NOT A DESIGN FIRM

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**102-DR-2005**  
 REV: 01/05/2006

A.07

The Bullington Family Trust  
**NEC 68th street**  
**Camelback Rd.**  
Scottsdale, Arizona



building A - PERSPECTIVE

© copyright 2005

project #: 2004  
15 NOVEMBER 2005

**ELLERMANN,  
SCHICK  
&  
BRUNO**  
ARCHITECTURAL PLANNING  
1001 N. CENTRAL AVENUE, SUITE 100  
SCOTTSDALE, ARIZONA 85261

PROJECT# 858-PA-2004

**102-DR-2005**

**REV: 01/05/2006**



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scottsdale, arizona 85251  
tel: 480/874-4645  
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January 31, 2006

Mr. Mac Cummins  
Principal Planner  
City of Scottsdale  
7447 East Indian School Road  
Suite 105  
Scottsdale, AZ 85251

Dear Mac,

This is a non-binding recommendation to DRB to report that the preliminary public art plan for the 68<sup>th</sup> St/Camelback property represented by Larry Ellerman, Zoning Case # 10-ZN-2005, has been satisfactorily received and reviewed by the Scottsdale Cultural Council, with provisions.

While the proposed plan is consistent with the Scottsdale Public Art Program master plan, I believe that what Mr. Ellermann wants to accomplish will require him to well exceed the public art requirement. At minimum, a single sculpture would have to be life-size plus 25% to best hold the site. In preliminary discussion with Mr. Ellermann, I cautioned him about the feasibility of executing a bronze equestrian sculpture and/or photo murals within his budget. We agreed to another meeting at which public art staff would offer further guidance on equestrian sculptures.

I strongly urge Mr. Ellermann to either commit additional funds toward what is shown in the preliminary plan or to expect to broaden his search criteria to find a suitable artwork that fits within his budget. We are prepared to advise him on the options for artists, media, scale, and other issues related to best placement of art on his property. We would like to follow up with Mr. Ellermann immediately following the DRB submittal to discuss how he will accomplish his Final Public Art Plan, which is due at or before the submission of final construction drawings.

Sincerely,

A handwritten signature in black ink, reading "Valerie Vadala Homer" with a stylized circular flourish at the end.

Valerie Vadala Homer  
Director

CC: Michelle Korf, City of Scottsdale  
Larry Ellerman, Ellermann, Schick & Bruno

El Paseo Retail Center  
6800 E. Camelback  
Scottsdale, Az.

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A. KNOX BOX</li> <li><input type="checkbox"/> B. PADLOCK</li> <li><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</li> </ul> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.<br/> A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</li> <li><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</li> </ul> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord-Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



## **Stipulations for Case: El Paseo-Retail Center 102-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Ellermann, Schick & Bruno Architecture Planning with a city receipt date of 1/5/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Ellermann, Schick & Bruno Architecture Planning with a city receipt date of 1/5/2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, Inc. with a city receipt date of 1/5/2006.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. *The historic photomurals proposed for the west elevation of Shops A shall be reviewed and approved by the project coordinator prior to issuance of any building permit.*
3. *All storefronts must be revised to have a minimum 3 foot tall wainscot constructed of a material to match the existing center to the satisfaction of the Project Coordinator. None shall be constructed of aluminum and glass below 3 feet to the ground.*
4. *The canopy on the west elevation for Shops B shall be extended to cover the sidewalk width.*
5. The face of any service entrance section(s) shall be completely screened by a wall and painted to match the building. This area shall further be landscaped and screen the wall to the satisfaction of the Project Coordinator.
6. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
7. All exterior conduit and raceways shall be painted to match the building.
8. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
9. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
10. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.

## **ATTACHMENT B**



11. All walls shall match the architectural color, materials and finish of the building(s).

**SITE DESIGN:**

**DRB Stipulations**

12. *Prior to issuance of any building permit, the applicant shall receive final public art approval and provide documentation to the Project Coordinator.*
13. *Concurrent with Final Plans submittal the applicant shall process a Land Assemblage application or provide an updated title report that describes the proposed parcel as being one parcel.*

**Ordinance**

- A. Included with the final plan submittal, the applicant shall provide a site plan worksheet showing all required and provided development standards to the satisfaction of City Staff. All calculations shall be provided.
- B. Landscape Islands shall be provided every 10 parking spaces.
- C. Signs require separate approval and permit.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

14. *The proposed 6 X 6 diamond planters shown within the parking lot shall be replaced with standard parking lot islands and be provided for every 10 parking spaces. The landscape provided in those planters shall match the landscape proposed in the northerly and southerly planters in the parking lot.*
15. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

16. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
17. The individual luminaire lamp shall not exceed 250 watts.
18. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.
19. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
20. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- 21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

- 22. No exterior vending or display shall be allowed.
- 23. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 24. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

- D. At the time of review, the applicable zoning case for the subject site was 10-ZN-2005:

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

25. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Ellermann, Schick & Bruno Architecture Planning with a city receipt date of 1/5/2006.
26. Preliminary drainage report by CMX engineering.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

#### **DRB Stipulations**

27. The bus bay on 68th shall be used as a de-facto deceleration lane for the site driveway on this street.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

28. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
29. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
  - f. The site shall be required to detain the storm water runoff as specified in the City Code chapter 37 or a volume as reasonably close to the Code requirement as practical using a combination of surface and underground storage with underground storm water pipes required to gravity drain into the Camelback Road storm drain, subject to the final approval of the Floodplain Administrator.

#### **Ordinance**

- E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- G. Underground Stormwater Storage:
- (1) Drywells are not permitted.
- H. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Camelback Road		Existing	Existing	Existing	Existing
68 <sup>th</sup> Street See note "A" below		Existing	Bus bay	Vertical curb	10-foot sidewalk

#### **Note "A" –**

Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way on 68<sup>th</sup> Street, as determined by city staff, and construct a bus bay on 68<sup>th</sup> Street. The bus bay shall be used as a de-facto deceleration lane for the site driveway on this street. The bus bay construction shall be in conformance with the Design Standards and Policies Manual.

#### **DRB Stipulations**

- a. [68<sup>th</sup> Street and Camelback Rd.] - The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrance.
  - b. [Camelback Road] - One right-in, right-out only driveway shall be located along Camelback Road located at the south east corner of this site.
30. The developer shall design and construct the Camelback Road driveway in general conformance with CH-1 Type Detail # 2257, and the 68<sup>th</sup> Street driveway in general conformance with CL-1 type Detail # 2256.

#### **Ordinance**

- I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**INTERNAL CIRCULATION:**

With the final plans submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

**DRB Stipulations**

31. The developer shall provide a minimum parking-aisle width of 24 feet.
32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

**Ordinance**

- J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**EASEMENTS AND DEDICATIONS**

EASEMENT / DEDICATION	DESCRIPTION
68 <sup>th</sup> Street	1' V.N.A.E. except at the site's driveway entrance.
Camelback Rd	1' V.N.A.E. except at the site's driveway entrance.

**DRB Stipulations**

33. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 68<sup>th</sup> Street and Camelback Road except at the approved driveway location.
35. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance****K. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

**L. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

36. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.
37. Enclosures must:
- Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - Be positioned to facilitate collection without "backtracking."
  - Be easily accessible by a simple route.
  - Not require backing more than 35 feet.
  - Not be located on dead-end parking aisles.
  - Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

M. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

N. Underground vault-type containers are not allowed.

O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

39. Basis of Design Report (Water):

- With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall include an approved copy of the Water Basis of Design Report from the City's Water Resources Department. The site water improvement design shall conform to the approved B.O.D. report accepted on 1-26-2006 by the City's Water Resources Department.



**Ordinance**

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:**

**DRB Stipulations**

- b. Wastewater Basis of Design Report. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall include an approved copy of the Water Basis of Design Report from the City's Water Resources Department. The site wastewater improvement design shall conform to the approved B.O.D. report accepted on 1-26-2006 by the City's Water Resources Department.
40. On-site sanitary sewer shall be privately owned and maintained.

**Ordinance**

- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

41. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]